



APPEAL TO THE GRAPHICS COMMISSION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

Northwest

OFFICE USE ONLY

Comments:

Application Number:

11320-00035

Commission/Civic Ass'n:

Northwest Civic Ass'n

Date Received:

1/14/11

Date of Hearing

3/15/11

Existing Zoning:

C-4

Accepted by:

D. Reiss

LOCATION

1. Certified Street Address 2870 Bethel Road

City Columbus

State Ohio

Zip 43220

Parcel Number (only one required) 590-283437

OWNER OF RECORD:

2. Name Bethel Sawmill Properties LLC

3. Address P.O. Box 13753

City/State Columbus, OH

Zip 43213

4. Phone #

Fax #

Email

☐ Check here if listing additional property owners on a separate page.

APPELLANT: (You are required to supply a Power of Attorney form at the time of application, if different from the owner.)
(Must be attorney in fact for the owner.)

5. Name Adams Real Estate Investment Co.

6. Address 2050 Coventry Rd.

City/State Columbus, OH

Zip 43212

7. Phone #

Fax #

Email

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Nicholas C. Cavalaris

9. Address 37 W. Broad St., Ste. 725

City/State Columbus, OH

Zip 43215

10. Phone # 221-4255

Fax # 221-4409

Email ncavalaris@smithandhale.com

SIGNATURES

11. Appellant's Signature Adams Real Estate Investment Co. By: Nicholas Cavalaris

12. Property Owner's Signature

13. Attorney / Agent Signature

Nicholas Cavalaris

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form, please call: 614-645-8637

Please make all checks payable to the Columbus City Treasurer

One Stop Shop Zoning Report

Building Services Division
Department of Development

Report date: 1/18/2011 12:32:46 PM

Parcel Report

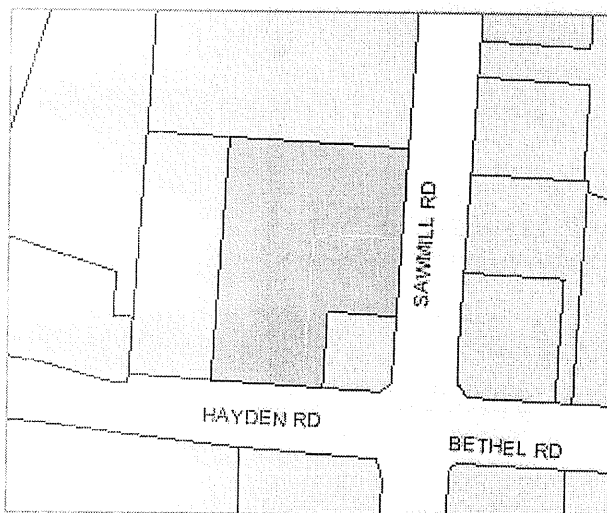
| Parcel ID | Owner | Address |
|-----------|-------------------------------|--|
| 590283437 | BETHEL SAWMILL PROPERTIES LLC | 5411 BETHEL-SAWMILL CENTER COLUMBUS OH 43235 |
| 590283437 | BETHEL SAWMILL PROPERTIES LLC | 2870 BETHEL RD COLUMBUS OH 43220 |

Base Zoning Report

| Case Number | Classification | Height District | Map Number | General Zoning Category | Limitation Text |
|-------------|----------------|-----------------|------------|-------------------------|-----------------------------------|
| Z75-033 | C4 | H-35 | 10 | Commercial | (View Document) |

Flood Zone

| Firm Panel | Flood Zone | SFHA | Panel Type | FZONE |
|------------|------------|------|------------|-------|
| TBD | X | OUT | CURRENT | X |



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

**IN THE GRAPHICS COMMISSION
COLUMBUS, OHIO**

**Adams Real Estate
Investment Co.,
2050 Coventry Road
Columbus, OH 43212,**

Appellant

v.

**City of Columbus
90 West Broad Street
Columbus, OH 43215 and**

**City of Columbus
Department of Building and Zoning
Services
757 Carolyn Avenue
Columbus, OH 43224, and**

**Warren Rhodes
Planning Manager
City of Columbus
Department of Building and Zoning
Services
757 Carolyn Avenue
Columbus, OH 43224,**

Appellees.

STATEMENT OF APPEAL

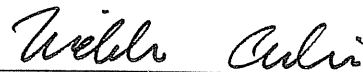
Notice is hereby given that Appellant Adams Real Estate Investment Company appeals to the Columbus Graphics Commission from a decision made by Warren Rhodes of the City of Columbus Department of Building and Zoning Services who approved a certificate of zoning clearance for a billboard at 2870 Bethel Road in Columbus. (A copy of Mr. Rhodes' issuance of zoning clearance certification is attached as Exhibit A.) Appellant contends Mr. Rhodes' issuance of zoning clearance is erroneous because a billboard currently exists on Appellant's

property and when Appellant sought renewal of a billboard permit Appellant was told

a renewal of a permit was not possible because Appellant's property was within an overlay district prohibiting billboards. This information was untrue and caused Appellant to miss the opportunity to file an application to have a permit issued for its property. The decision appealed from is also erroneous because it allows the billboard to be placed at 50 feet in height rather than the maximum 35 feet per city code section 3378.05(B). Moreover, blockage is not present to warrant the 50 foot height per city code section 3378.05(c). (The city code sections are attached as Exhibit B.) The decision is further erroneous because it issues zoning clearance for a new billboard that is within 500 feet of the billboard on Appellant's property, the decision is thereby contrary to city code 3378.04.

Appellant requests that the city's Department of Building Zoning Services transmit to the Board of Zoning Adjustment all papers including any material upon which Mr. Rhodes' December 27, 2010 decision to issue zoning compliance was based. Appellant requests a hearing with the city's Board of Zoning Adjustment to determine whether this certificate of zoning clearance has been correctly issued by the Department of Building and Zoning Services.

Respectfully submitted,



Nicholas C. Cavalaris (0062344)

Smith & Hale LLC

37 West Broad Street, Suite 725

Columbus, OH 43215

(614) 221-4255

ncavalaris@smithandhale.com

Attorneys for Appellant

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and accurate copy of the foregoing Statement of Appeal was served upon the following on this 14 day of January, 2011:

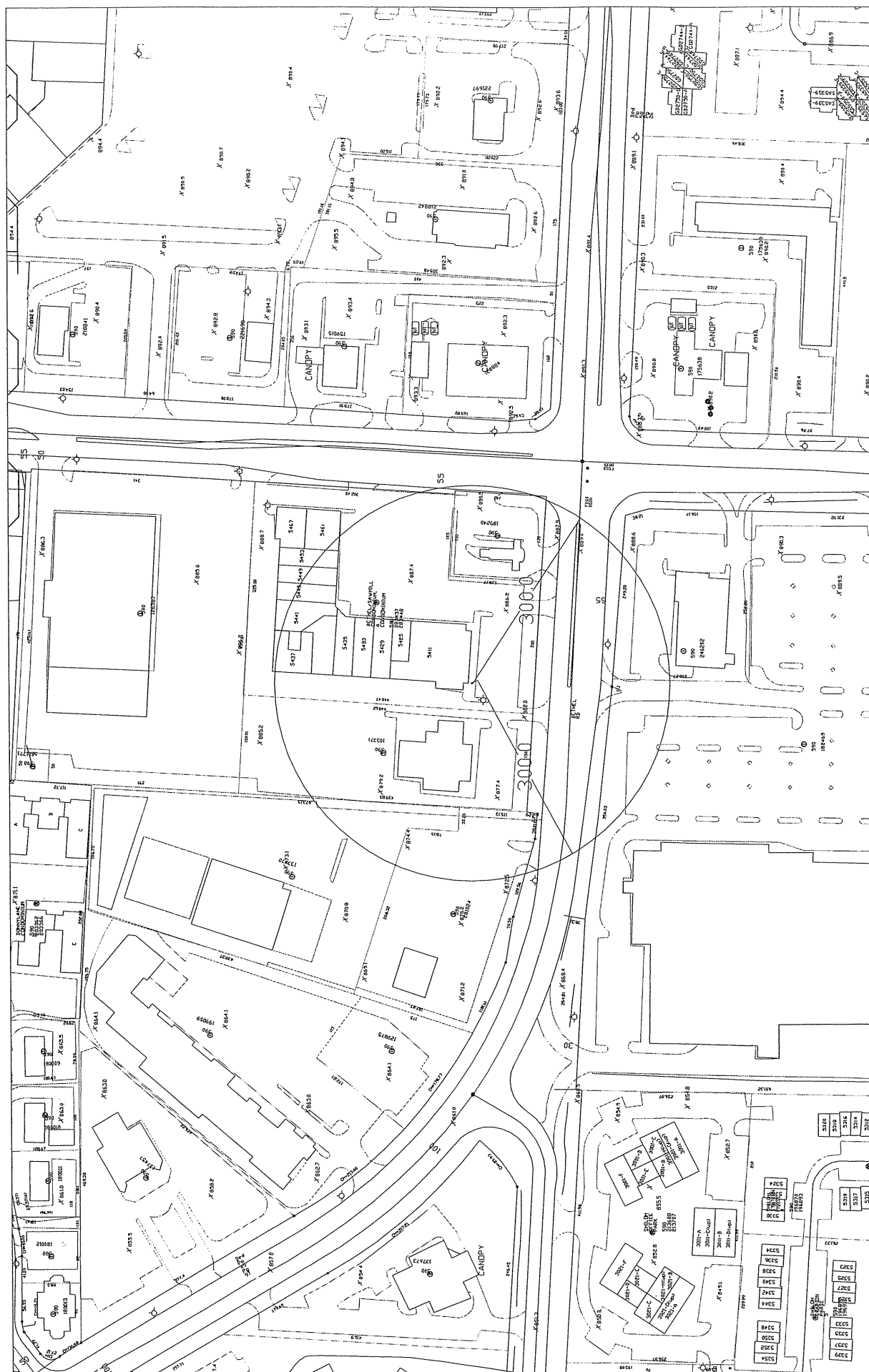
Warren Rhodes
City of Columbus
Department of Building and Zoning Services
757 Carolyn Avenue
Columbus, OH 43224

Chairman of Columbus BZA
757 Carolyn Avenue
Columbus, OH 43224

City of Columbus
Attn: City Attorney's Office
90 West Broad Street
Columbus, OH 43215



Nicholas C. Cavalaris



5411 BETHEL RD.

50' OVERALL HEIGHT

40' GROUND CLEARANCE

16' BUILDING CLEARANCE

10'6" x 36' SIGN FACES

This certificate of Zoning Clearance does not relieve the property owner from obtaining necessary permits from all required agencies, nor does it authorize any condition of a public or private deed restriction, covenant, or easement

C4



City of Columbus
Department of
Building & Zoning Services
Certificate of
Zoning Clearance

BLBD
Number 038177

Date Issued 12/27/10

by WMB/ades

Comments 378' V shaped

Billboard with LED copy

change min offsets back

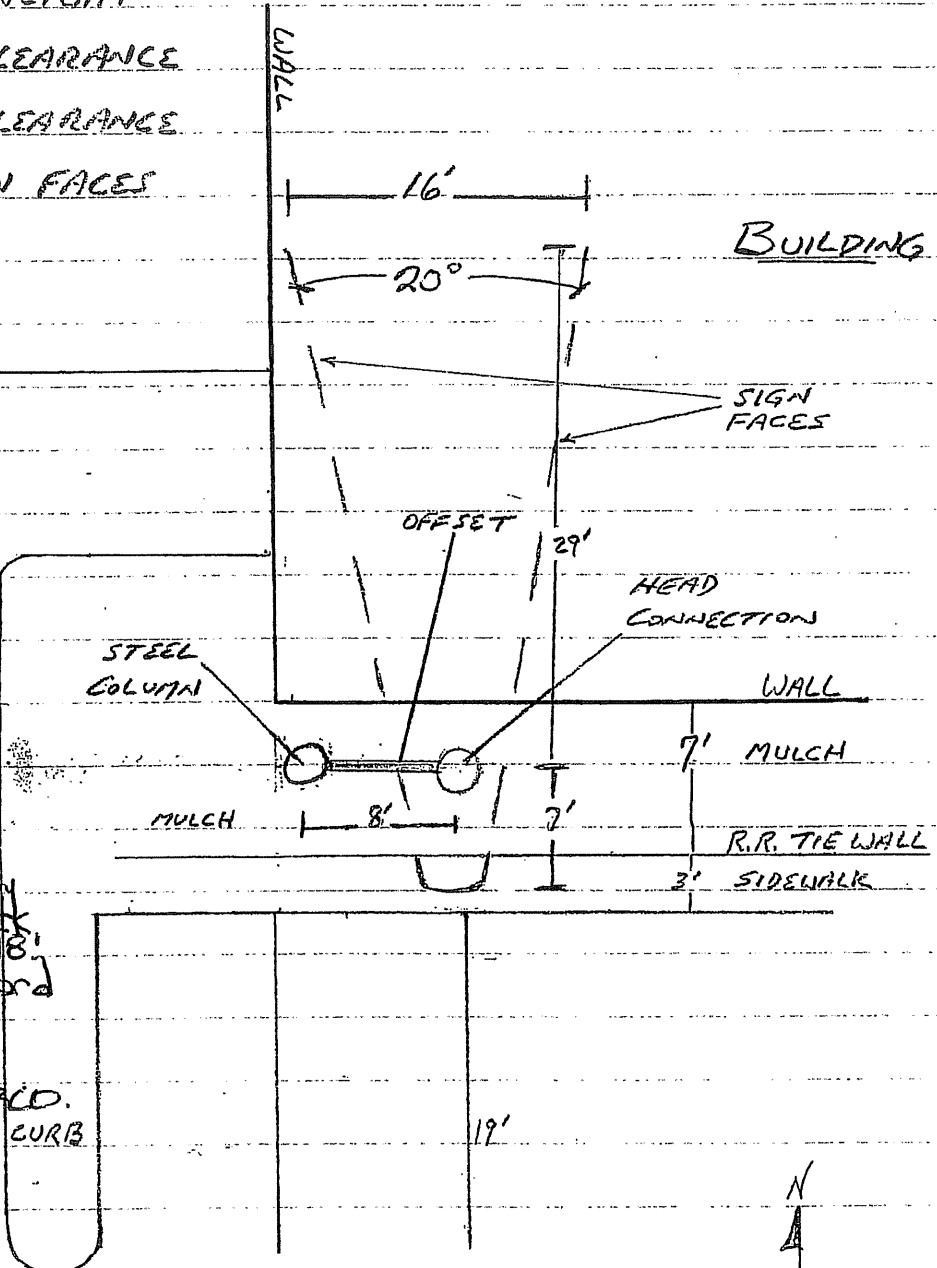
max 50ft by 3378'

Remove existing Billboard

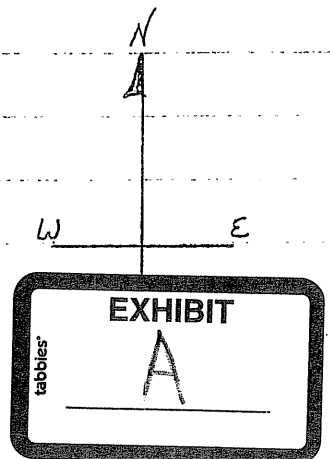
within 50ft west of

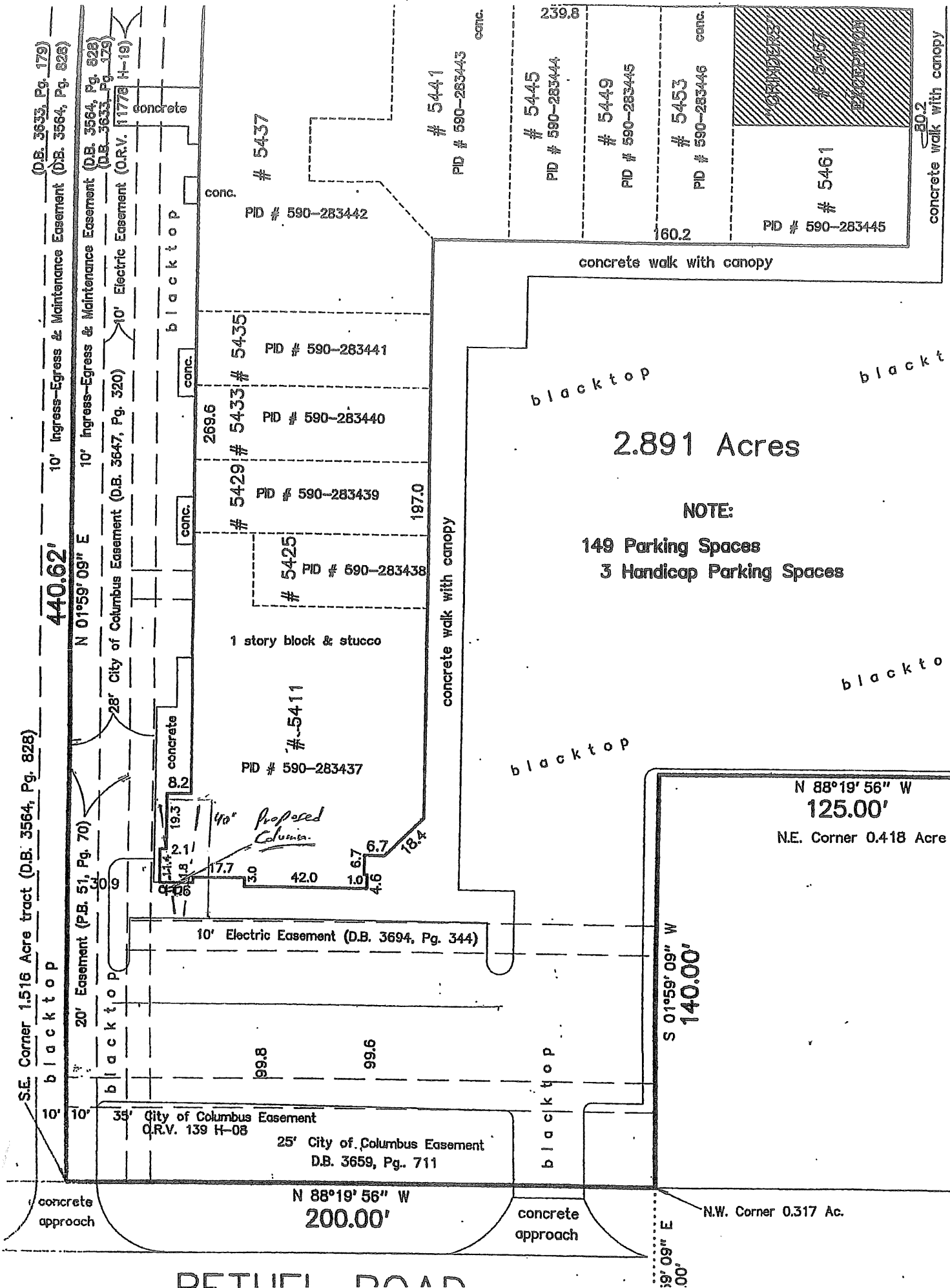
GetGo. Not located

within Bethel Rd RCD.



1" = 10'





Applicant Name: CLEAR CHANNEL OUTDOOR Job Site Address: 5411 Sawmill Rd Application No.: BLBD1038177



Installation Permit Application (for permanent graphics, including signs)

City of Columbus, Ohio • Department of Development • Building Services Division
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • Fax: 614-645-0082 • www.columbus.gov

ALL FEES ARE NON-REFUNDABLE • Please type or print all information

Date: 11-24-10

Type of Permit:

☒ Ground ☐ Wall ☐ Roof ☐ Neon Graphic
☒ Billboard ☐ Projecting ☐ Outline Lighting

Subtype of Permit:

☐ Internal ☐ External ☐ Non-Illuminated
☒ Illuminated ☐ Face Replacement

Additional Inspections Requested w/ this Application: # N/A

LED Panels

Job Site Information:

CLEAR CHANNEL OUTDOOR
Tenant's Name

2870 Bethel Rd
Certified Address**

Zip

590-283437
Working in Unit #/
Suite/ Flr.

Tax District/ Parcel No.

Historic District (☒ N/A) and/or Graphic Control Area (☒ N/A):
Please List:

Are there any active Building Services Division Violation Orders on this Property? ☐ Y ☒ N

Are there any active Neighborhood Services Division Violation Orders on this Property? ☐ Y ☒ N

PAID
DEC 17 2010

Contractor:

GSE0140
City of Columbus Registration No.**

CLEAR CHANNEL OUTDOOR
Company/Contractor Name

614-276-7781
Telephone Number

770 Harrison Dr.
Street Address

Columbus OH 43204
City, State, Zip

614-276-3105
Fax Number

614-554-4133
Cell Number

karlschmaltz@clearchannel.com
Email Address

Karl Schmaltz
Signature of Contractor or Authorized Signer**

Karl Schmaltz
Print or Type Name

Property Owner of Record:**

Bethel Sawmill Properties
Name

% OHIO EQUITIES
Street Address

605 S. FRONT ST
COLUMBUS OH 43215
City, State, Zip

614-629-5267
Telephone Number

Cell Number

dwakeman@ohioequities.com
E-Mail Address

Description of Work to be Done: OFF PREMISE SIGN CONSTRUCTION

Graphic Area for this Permit: 378 Sq. Ft. Graphic is associated with: ☐ North ☐ South ☒ East ☒ West Building Elevation

If Payment will be made through a SOFT Account, please provide the following:

N/A
SOFT Account #/ PIN #

N/A
SOFT Account Authorized Signature

**** Required Information: PLEASE NOTE:** Incomplete information will result in the rejection of this submittal.
For all questions regarding this form please call : 614-645-8637
Please make checks payable to the Columbus City Treasurer

Applicant Name: CLEAR CHANNEL Job Site Address: 5711 Sawmill Rd Application No.: _____
WYOMING



Installation Permit Application (for permanent graphics, including signs)
City of Columbus, Ohio • Department of Development • Building Services Division
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • Fax: 614-645-0082 • www.columbus.gov

ALL FEES ARE NON-REFUNDABLE • Please type or print all information

A. Zoning Information & Graphics Related Actions:**

1. Zoning District: _____ (e.g. C-4, L-C-4, CPD)
2. Rezoning Application: # Z _____; Z _____; Z _____ (Include amendments); Other: _____
3. Overlay: ☐ Urban Commercial ☐ Community Commercial ☐ Regional Commercial ☐ Noe-Bixby
4. Variance # (CV and/or B.Z.A): _____
5. Graphics Commission Action(s): _____

B. Calculation Data for Graphic** (Complete only the items that apply to the graphic requested based on applicable zoning code & graphic orientation):

| | |
|---|---|
| 1. Setback from street R.O.W. line _____ ft | 8. Projecting sign distance from wall to R.O.W. line _____ ft |
| 2. Setback from alley R.O.W. line _____ ft | 9. R.O.W. Encroachment: <input type="checkbox"/> Yes = <input checked="" type="checkbox"/> No |
| 3. Setback from side lot line _____ ft _____ ft | 10. Projecting sign: distance of encroachment into R/W _____ ft |
| 4. Setback from rear lot line _____ ft | 11. Projecting sign dimension: base of sign to R/W grade _____ ft |
| 5. # of through traffic lanes (exclude turn lanes) <u>4</u> | 12. Number of multi-family dwelling units on same parcel _____ |
| 6. Speed limit <u>40</u> m.p.h. | 13. Linear distance of public street frontage _____ ft |
| 7. Height from grade to top of ground sign <u>50</u> ft | |

C. Area of Elevation of Building Associated with Sign & Allowable Graphic Area:**

NOTE: Items C1, C2, C3 or C4, C5 (Face Replacement Only) and C6 for All Applications must be completed or the application will be rejected.

1. Width 36 Ft. x Height 10.6 Ft. = 378 Ft. (Area of Building Associated with Sign)
NOTE: Provide all dimensions necessary to document Area of Building Associated w/ Sign for complex building elevations.

2. $\sqrt{\text{Area of Building Associated with Sign}}$ = _____ Ft.

3. $\sqrt{\text{Area of Building Associated with Sign} \times \text{Mass Factor}}$ = Allowable Graphic Area (_____ Ft.)
NOTE: Use appropriate Mass Factor from C.C. 3377.05A-C; 3377.06A-C; 3377.07A-C or 3377.24

4. Allowable Graphic Area calculation Without a Mass Factor: list code section & provide calculation: Zoning Code Section: C.C. _____
Calculation: _____ = Allowable Graphic Area (_____ Ft.)

5. Existing Graphic Area (Complete for Face Replacement Only) = _____ Sq. Ft.

6. Total Graphic Area for Building Elevation = _____ Sq. Ft. (Include all existing signs of same type for same elevation)

**** Required Information: PLEASE NOTE:** Incomplete information will result in the rejection of this submittal.
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Please make checks payable to the Columbus City Treasurer

Applicant Name: CLEOIL CHANNEL Job Site Address: 5711 Sawmill Rd Application No.: _____
COST DESIGN



Installation Permit Application (for permanent graphics, including signs)

City of Columbus, Ohio • Department of Development • Building Services Division

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • Fax: 614-645-0082 • www.columbus.gov

ALL FEES ARE NON-REFUNDABLE • Please type or print all information

Ground Sign Specifications: Contractors who are registered with COSA may indicate applicable engineering reference from the COSA Structural Standards specifications. Registration # _____

Otherwise, submit working drawings certified by an Architect or Engineer licensed by the State of Ohio.

Wall Sign Specifications: Contractors who are registered with COSA may indicate applicable engineering reference from the COSA Structural Standards specifications. Registration # _____

Otherwise, submit working drawings certified by an Architect or Engineer licensed by the State of Ohio.

**** Required Information: PLEASE NOTE:** Incomplete information will result in the rejection of this submittal.

For all questions regarding this form please call : 614-645-8637

Please make checks payable to the Columbus City Treasurer

Applicant Name: CECIL CHAMBERLAIN Job Site Address: 5411 SW 111 Rd Application No.: _____
OUTDOOR



Installation Permit Application (for permanent graphics, including signs)
City of Columbus, Ohio • Department of Development • Building Services Division
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • Fax: 614-645-0082 • www.columbus.gov

ALL FEES ARE NON-REFUNDABLE • Please type or print all information

Site Plan Information Required for Graphics Zoning Clearance

NOTE: Incomplete, illegible, non-collated applications will result in a correction notice and delay application review.

1. ☒ One original Installation Permit Application Form completely and legibly filled-out;
2. ☒ One (1) original and One (1) copy of a site plan that provides the following data:
 - a. Labeled tenant / job location;
 - b. North arrow and scale (if drawn to standard scale). Applicants should use the approved zoning site plan for new / recently constructed buildings. Contact your client or the Records Center at 645-6082 to check for available site plans.
 - c. Building footprint, parking spaces / parking lot, access points to public or private streets / alleys; labeled property (P/L) and right-of-way (R/W) lines. If applicable the site plan shall indicate that there is no building.
 - d. Labeled ground sign location with distance from leading edge of sign to R/W line and to each side P/L.
 - e. Labeled wall sign location with distance from face of sign to public street / alley R/W line or P/L *to which the sign is oriented*.
 - f. Labeled projecting sign location with setback dimensions measured and labeled per Sections 3377.09 and 3377.18 of City Code. Exhibits must provide all of the information necessary to document code compliance.
3. ☐ Two (2) original drawings or photographs of the *entire* building or tenant unit elevation used to establish the *Area of Elevation of Building Associated with Sign* is the basis for new ground, wall or projecting signs, showing the wall or projecting sign; with labeled dimensions of the building and sign.
4. ☐ Two (2) original, dimensioned drawings of any ground, wall or projecting sign, including any support structure for ground or projecting signs. The maximum height of any ground sign must be dimensioned.
5. ☐ One (1) copy of any applicable Council or Board of Zoning Adjustment (B.Z.A.) variance or applicable registered zoning text or registered site plan per application. **Exception:** If applying for multiple graphics of any type for the same use or site, bundle the applications together with One (1) copy of the variance, text, site plan etc.
6. One (1) original and One (1) copy *per application* of any Graphics Commission action or University Area Review Board / Architectural Review / Historic Resources / Downtown Commission certificate. Note: both original dimensioned renderings of approved graphics *must be stamped and signed* by the approving authority.
7. ☐ **Additional Information for Face Replacement Only**
 - g. All face replacements require a site plan as described above (see 2a-f)
 - h. All face replacements require Two (2) original drawings or photographs that show: #1 – the existing sign in context and #2 – the proposed sign. The associated building or tenant unit and sign must be dimensioned.
 - i. On Page 2, Section C of the application, complete Only Items C5 and C6; Leave Items C1 – C4 blank.
 - j. Zoning staff may request additional information for face replacement applications.
8. **General Information**
 - k. Revised application forms, exhibits and certificates must be submitted as an *original* document, not a copy. Copies of Council variances, B.Z.A. variances, Graphics variances, registered zoning texts and site plans will be accepted. However, all documents must be submitted as hard copy, staff will not process emailed or faxed documents.
 - l. Note: The Installation Permit Application form is intended to be filled-in on your computer, not by hand, so that the information provided will be legible. Hand-written forms with illegible information will be rejected.
 - m. Note: if a graphic is not oriented to a public street, the Table of Elements does not apply!
 - n. Note: graphics in residential zoning districts (other than AR-O) are regulated by C.C. 3376, not by C.C. 3377.

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SIGN INSTALLATION PERMIT (For Billboards Only)

Supplemental Information

LOCATION CHARACTERISTICS

Street R.O.W. Width 120' Separation From Other Billboards 530' to East ft.
 Historic District or Site Within 500' ☐ Yes ☒ No
 Public Park Within 500' ☐ Yes ☒ No
 Greenway within 120' ☐ Yes ☒ No
 Setback From Residential or Institutional Zoning:
 Side Lot Lines 200' to West (200' min.)
 Rear Lot Lines 60' to East (60' min.)

TYPE OF GRAPHIC

Ground to Back-To-Back V design - 2 sided
 Wall _____ One Way _____
 Building Height 50' Movement OR Appearance of Movement ☐ Yes ☒ No
 Distance Blockage 60' to West Exposed Structure Enclosed ☐ Yes ☒ N/A
200' to East LED Panels

SIGN OWNER INFORMATION

This permit is granted on the express condition that the said work shall, in all respects, conform to the ordinances of the City of Columbus and all laws of the State regulating the construction, installing, repair and alteration, and may be revoked at any time upon violation of any provisions of said laws.

Company Name CLEAR CHANNEL OUTDOOR Representative Karl Schmalz
 Address 770 Harrison Dr City/State COL. OH Zip 43204

PROPERTY OWNER AFFIDAVIT

State of Ohio SS:
 County of Franklin

The undersigned, after being first duly cautioned and sworn, states that he/she is the owner of the subject property, that he/she have read the foregoing application, and have granted on November 17, in the year of 2010, an exclusive lease of said property to the applicant for the purpose of erecting and maintaining an off-premise graphic structure.

Name Gary B. Gitlitz Signature [Signature]
 Sworn to before me and subscribed in my presence this 17th day of November in the year of 2010
 Notary Public Glen A. Moore My Commission Expires 02-01-2012
 Notary Public, State of Ohio

CERTIFICATE OF ZONING COMPLIANCE

The license holder must certify compliance by signing the affirmation below and providing the required information on the attached form. The information provided herein is true and correct to the best of my knowledge. The proposed graphic will be erected in accordance with the provisions of the City of Columbus Graphics Codes.

Signature of Licensed Sign Erector Karl Schmalz License # G5E0140
 Name Karl Schmalz Company CLEAR CHANNEL OUTDOOR
 Address 770 Harrison Dr. City/State COL. OH Zip Code 43204
 Telephone 614-276-9781 Date 11-24-10

5411 BETHEL RD.

50' OVERALL HEIGHT

40' GROUND CLEARANCE

16' BUILDING CLEARANCE

10'6" x 36' SIGN FACES

This certificate of Zoning Clearance does not
relieve the property owner from obtaining
necessary permits from all required agencies,
nor does it authorize any condition of a public or
private deed restriction, covenant, or easement

C4



City of Columbus
Department of
Building & Zoning Services
Certificate of
Zoning Clearance

BLBD
Number 038177

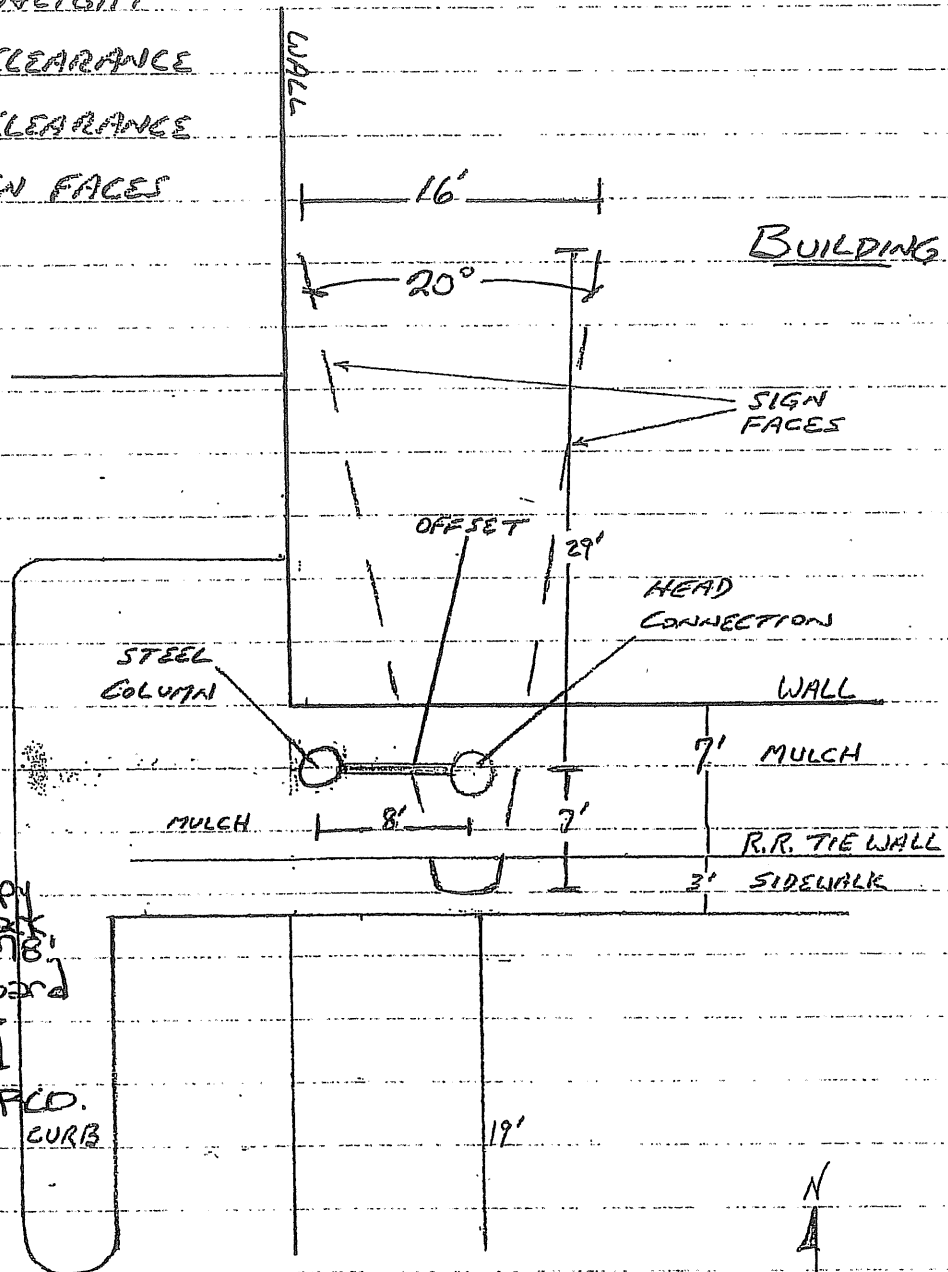
Date Issued 12/27/10

by WGN Rhodes

Comments 378' Y shaped

Billboard with LED copy
change min letter size
max 5' off type 3378'
Remove existing Billboard
within 500ft west of
GetGo. Not located
within Bethel Rd PCD.

CURB



1" = 10'

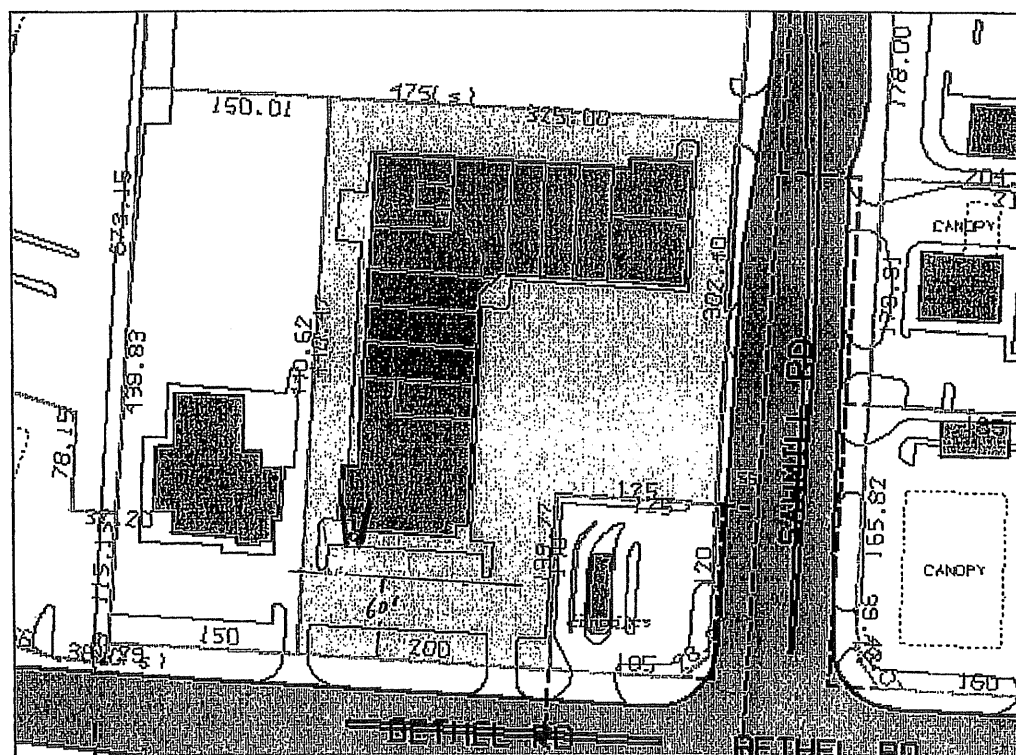
W E

Parcel Report

Base Zoning Report

Flood Zone

| | | | | |
|------------|------------|------|------------|-------|
| Firm Panel | Flood Zone | SFHA | Panel Type | FZONE |
| TBD | X | OUT | CURRENT | X |



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

Proposed Off-premise Sign Placement at 5411 Sawmill Rd.

Project Overview:

Due to some unusual circumstances at this location, this sheet was drafted to address some issues:

- 1) Recently a Commercial Overlay passed in close proximity to this property. However the proposed property is on the west side of Sawmill Rd. and this parcel was not affected by the Overlay.
- 2) At the time of this application there is an existing off-premise sign structure, owned by Clear Channel, within 500' to the west at the Get Go gas station. I spoke with Mr. Chris Presutti about this situation and was told that Clear Channel could make application for this new location pending the agreed removal of the existing location. This existing location will be removed prior to the construction of the proposed location.
- 3) The proximity of another off-premise sign to the east is close; however it is over 500' from this proposed site. Enclosed with this application is a Proximity Report indicating a 500' distance diameter from the existing structure located at the Shell gas station of PID #590-128884. The proposed structure was thus measured to be 530' from the existing structure with a laser distance finder.
- 4) A 50' Overall height is being requested for these sign faces which are under 400 square feet as allowable by code. Both the buildings to the east and to the west, which are within 200' of the proposed structure, offer blockage to anything lower. A telescoping height stick was used to determine that in order to see the bottom of the proposed advertising face, it needed to be at a 40' height which then has the top at 50'.
- 5) Though the property is addressed to Sawmill Rd., the advertising faces will be situated to be read to east and west bound traffic on Bethel Rd. Note the Certified Address assigned to this structure is 2870 Bethel Rd.

I am available to meet or discuss this application if necessary.

Respectfully submitted,



Scott R. Hoover
VP Real Estate – Clear Channel Outdoor, Columbus

S.E. Corner 1.516 Acre tract (D.B. 3564, Pg. 828)

440.62'

10' Ingress-Egress & Maintenance Easement (D.B. 3564, Pg. 828)
10' Ingress-Egress & Maintenance Easement (D.B. 3564, Pg. 828)
10' Electric Easement (O.R.V. 11775 H-18)

N 01°59' 09" E

City of Columbus Easement (D.B. 3647, Pg. 320)

concrete
8.2
19.3
2.1
17.7
3.0
42.0
1.0
6.7
18.4

10' Electric Easement (D.B. 3694, Pg. 344)

35' City of Columbus Easement
O.R.V. 139 H-08

25' City of Columbus Easement
D.B. 3659, Pg. 711

N 88°19' 56" W
200.00'

concrete approach

S 01°59' 09" W
140.00'

N.W. Corner 0.317 Ac.

N 88°19' 56" W
125.00'
N.E. Corner 0.418 Acre

2.891 Acres

NOTE:

149 Parking Spaces
3 Handicap Parking Spaces

conc.

PID # 590-283442

5437

5441

PID # 590-283443

conc.

5445

PID # 590-283444

5449

PID # 590-283445

5453

PID # 590-283446

conc.

5461

PID # 590-283445

HANDICAP

5467

EXPRESSION

concrete walk with canopy

blacktop

blacktop

blacktop

blacktop

1 story block & stucco

5411

PID # 590-283437

5433

PID # 590-283441

PID # 590-283440

PID # 590-283439

5425

PID # 590-283438

269.6

197.0

blacktop

concrete

blacktop

blacktop

blacktop

blacktop

concrete approach

DETUNE ROAD



City of Columbus

Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 590283437

Project Name: BILLBOARD SIGN

House Number: 2870

Street Name: BETHEL RD

Lot Number: N/A

Subdivision: N/A

Work Done: NEW

Complex: BETHEL-SAWMILL SHOPPING CENTER

Owner: CLEAR CHANNEL OUTDOOR

Requested By: CLEAR CHANNEL OUTDOOR (SCOTT R HOOVER)

Printed By: James P Reagan Date: 11/17/2010

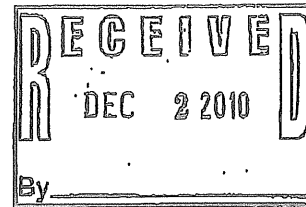


SCALE: 1 inch = 100 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 1304885

COPY

December 2, 2010

Randy Black (Voice 645-6821)
Columbus Historic Preservation Planning
Via Fax 645-2487
email: rblack@columbus.gov

Reference: Franklin County Parcel # 590-283437

Clear Channel Outdoor is applying to construct an off-premise advertising structure at this property located at 5411 Sawmill Rd. near the NW corner of Sawmill Rd. and Bethel Rd. Please sign below that this property would qualify.

Please certify that this location is not within 500' of any historic site or district.

Approved by:

Columbus Historic Preservation

Sincerely,

Scott R. Hoover
Real Estate Manager
Office 276-9781 X236
Cell 561-5652

| | |
|-------------------------------------|---|
| Historic Review For Graphics | |
| <input type="checkbox"/> | The proposed graphic is within 500 feet of an historic property. |
| <input checked="" type="checkbox"/> | The proposed graphic is <u>NOT</u> within 500 feet of an historic property. |
| | 12/6/10 |
| City Historic Preservation Officer | Date |

Please sign and return email or fax to (614)276-3105

December 2, 2010

Tina Mohn (Voice 645-3395)
Columbus Recreation & Parks
Via Fax 645-8839
email: tmohn@columbus.gov

Reference: Franklin County Parcel # 590-283437

Clear Channel Outdoor is applying to construct an off-premise advertising structure at this property located at 5411 Sawmill Rd. near the NW corner of Sawmill Rd. and Bethel Rd. Please sign below that this property would qualify.

Please certify that this location is not within 500' of any public park.

Approved by: 

Columbus Recreation & Parks

Sincerely,

Scott R. Hoover
Real Estate Manager
Office 276-9781 X236
Cell 561-5652

Please sign and return email or fax to (614)276-3105



City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

Office of the Director
50 West Gay Street
Columbus, OH 43215-9040
(614) 645-8591
(614) 645-6295 FAX

Code Enforcement Division
757 Carolyn Avenue
Columbus, OH 43224-3218
(614) 645-2202
(614) 645-2462 FAX

Economic Development Division
150 South Front Street, Suite 220
Columbus, OH 43215-4118
(614) 645-8616
(614) 645-2488 FAX

Housing Division
50 West Gay Street
Columbus, OH 43215-9040
(614) 645-7795
(614) 645-6675 FAX

Planning Division
109 North Front Street
Columbus, OH 43215-9030
(614) 645-8584
(614) 645-1483 FAX

Land Redevelopment Office
109 North Front Street
Columbus, OH 43215-9030
(614) 645-5263
(614) 645-3092 FAX

www.columbus.gov

December 2, 2010

Scott Hoover
VP for Real Estate/Public Affairs
Clear Channel Outdoor

Dear Mr. Hoover:

Your proposal to erect a billboard at 5411 Sawmill Road is in compliance with the greenways provision of the Graphics Code.

Please contact me at 645-6057 if you have any questions.

Sincerely,

Kevin J. Wheeler
Planning Division



Issue Date: 1/3/2011
Status: Issued
Mayor Michael B. Coleman

City of Columbus
Department of Building and Zoning Services
BUILDING PERMIT:GRAPHICS BUILDING GROUND
757 Carolyn Avenue, Columbus, OHIO 43224
For Inspection call: (614) 645-8235

Building
Graphics Building Ground
Billboard
NA

CONTRACTOR INFORMATION

Title: Description

Name & Address:

License Number: GSE0140

Phone: 614-276-9781

Fax: 614-276-3105

CLEAR CHANNEL OUTDOOR INC
770 HARRISON DR
COLUMBUS OH 43204

*****IT SHALL BE UNLAWFUL TO REMOVE THIS PERMIT FROM THE JOB SITE*****

*****THIS PERMIT EXPIRES IN ACCORDANCE WITH THE APPLICABLE SECTION OF CCC TITLE 41 FOR WHICH IT WAS ISSUED*****

The acquisition of this permit does not necessarily mean that other permits which are required have been obtained. Permit holder is responsible to obtain all required inspections including the final inspection. Failure to do so will result in an expired permit and additional fees to complete the project.

ADDRESS AND PROJECT INFORMATION

Permit Number: BLBD1038177

Parcel No.: 590283437

Project Address:

2870 BETHEL RD

WORK DESCRIPTION

INSTALL BILLBOARD LOCATED @ 2870 BETHEL RD

PAID
JAN 03 2011
BUILDING & ZONING SERVICES

APPLICANT INFORMATION

Tenant:

Phone #: (614)276-9781

Business Name: CLEAR CHANNEL OUTDOOR INC

Name: KARL SCHMALZ

Address: 770 HARRISON DR
COLUMBUS OH 43204

OWNER OF RECORD

Name:

BETHEL SAWMILL PROPERTIES LLC C/O
OHIO EQUITIES

Address: 605 S FRONT ST

COLUMBUS OH 43215

One Stop Shop Zoning Report
Building Services Division
Department of Development
Report date: 1/14/2011 1:34:55 PM

Parcel Report

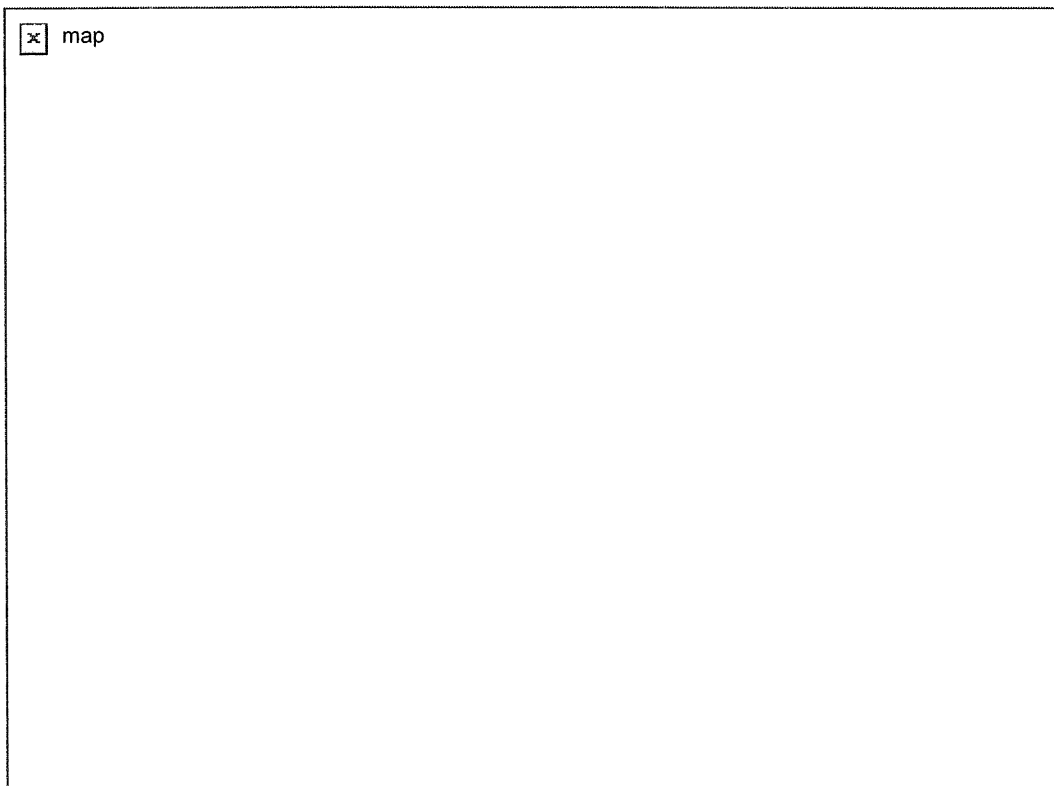
| Parcel ID | Owner | Address |
|-----------|-------------------------------|--|
| 590283437 | BETHEL SAWMILL PROPERTIES LLC | 5411 BETHEL-SAWMILL CENTER COLUMBUS OH 43235 |
| 590283437 | BETHEL SAWMILL PROPERTIES LLC | 2870 BETHEL RD COLUMBUS OH 43220 |

Base Zoning Report

| Case Number | <u>Classification</u> | Height District | Map Number | General Zoning Category | Limitation Text |
|-------------|-----------------------|-----------------|------------|-------------------------|---------------------------------|
| Z75-033 | C4 | H-35 | 10 | Commercial | (View Document) |

Flood Zone

| Firm Panel | Flood Zone | SFHA | Panel Type | FZONE |
|------------|------------|------|------------|-------|
| TBD | X | OUT | CURRENT | X |



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 1/14/11



Disclaimer

Scale = 400



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

APPELLANT

Adams Real Estate Investment Co.
2050 Coventry Rd.
Columbus, OH 43212

ATTORNEY

Nicholas C. Cavalaris
Smith & Hale LLC
37 W. Broad St., Ste. 725
Columbus, OH 43215

**AREA COMMISSION/
CIVIC ASSOCIATION**

Northwest Civic Association
c/o Marilyn Goodman
2991 Stillmeadow Dr.
Dublin, OH 43017

SURROUNDING PROPERTY OWNERS

Bethel Sawmill Properties LLC
P.O. Box 13753
Columbus, OH 43213

Grinder's Inc.
158 Aspenknoll Dr.
Powell, OH 43065

Bethel/Sawmill Condominium
5003 Horizons Dr., Ste. 200
Columbus, OH 43220